

167.A

Map

0001

Block

0015.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 534,600 /

USE VALUE: 534,600 /

ASSESSed: 534,600 /

Total Card /

Total Parcel

534,600

534,600

534,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	PUCHRIK ALEXANDER	
Owner 2:		
Owner 3:		
Street 1:	15 FLORENCE AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	Own Occ: Y
	Type:	

PREVIOUS OWNER

Owner 1:	DENNEHY MEGHAN -
Owner 2:	-
Street 1:	15 FLORENCE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1156 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7018																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	531,300	3,300		534,600
Total Card	0.000	531,300	3,300		534,600
Total Parcel	0.000	531,300	3,300		534,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	462.46	/Parcel:	462.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	531,300	3300	.		534,600		Year end	12/23/2021
2021	102	FV	516,100	3300	.		519,400		Year End Roll	12/10/2020
2020	102	FV	508,500	3300	.		511,800	511,800	Year End Roll	12/18/2019
2019	102	FV	526,300	3300	.		529,600	529,600	Year End Roll	1/3/2019
2018	102	FV	465,900	3300	.		469,200	469,200	Year End Roll	12/20/2017
2017	102	FV	424,900	3300	.		428,200	428,200	Year End Roll	1/3/2017
2016	102	FV	424,900	3300	.		428,200	428,200	Year End	1/4/2016
2015	102	FV	392,900	3300	.		396,200	396,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENNEHY MEGHAN,	158-71	2	7/27/2020		585,000	No	No		
SHERIDAN ROSEMA	121-24		5/30/2012		377,500	No	No		
KELLEY MICHAEL/	U48-197		12/26/2001	Family		1	No	No	
DEBARDELEBEN SE	U48-197		5/26/1994		155,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENNEHY MEGHAN,	158-71	2	7/27/2020		585,000	No	No		
SHERIDAN ROSEMA	121-24		5/30/2012		377,500	No	No		
KELLEY MICHAEL/	U48-197		12/26/2001	Family		1	No	No	
DEBARDELEBEN SE	U48-197		5/26/1994		155,000	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	668	New Wind	21,354		6/11/2015			Replace 15 windows

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	668	New Wind	21,354		6/11/2015			Replace 15 windows

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
10/17/2018	Measured	DGM	D Mann
6/23/2015	Permit Insp	PC	PHIL C
8/30/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1:	151926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	15:52:39

LAST REV

Date	Time
09/09/20	15:53:37
mmcmakin	
12957	

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	GREY	
View / Desir:	N	- NONE

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1920	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300